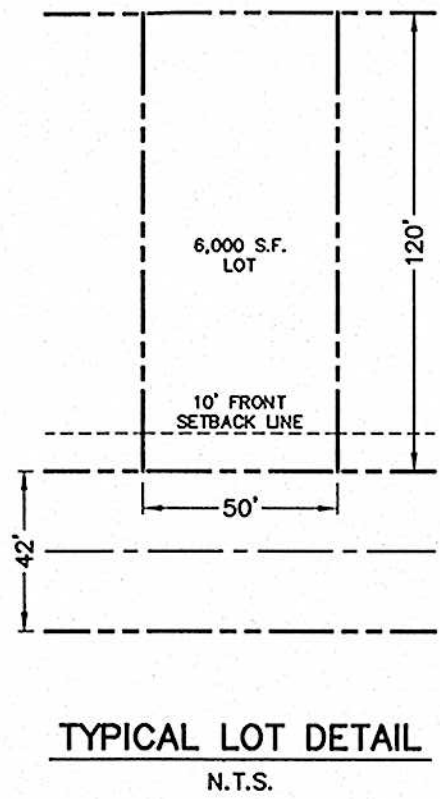


LOCATION MAP
SCALE: 1" = 1500'



NOTE:
GARAGE SETBACKS
ARE 20' FEET FROM
FRONT PROPERTY LINE.

ALL CORNER LOTS WILL COMPLY WITH THE
CLEAR VISION AREA REQUIREMENTS OF SECTION
35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D

$L=13 \text{ (ISD)} / (13 + (W/2) + K) - 4 = 113 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K) = 180 \text{ FT.}$
 $\text{ISD}(1)=300 \text{ FT. } W=27 \text{ FT. } K_A=7 \text{ } K_D=2$

ALL CORNER LOTS WILL COMPLY WITH THE
CLEAR VISION AREA REQUIREMENTS OF SECTION
35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D

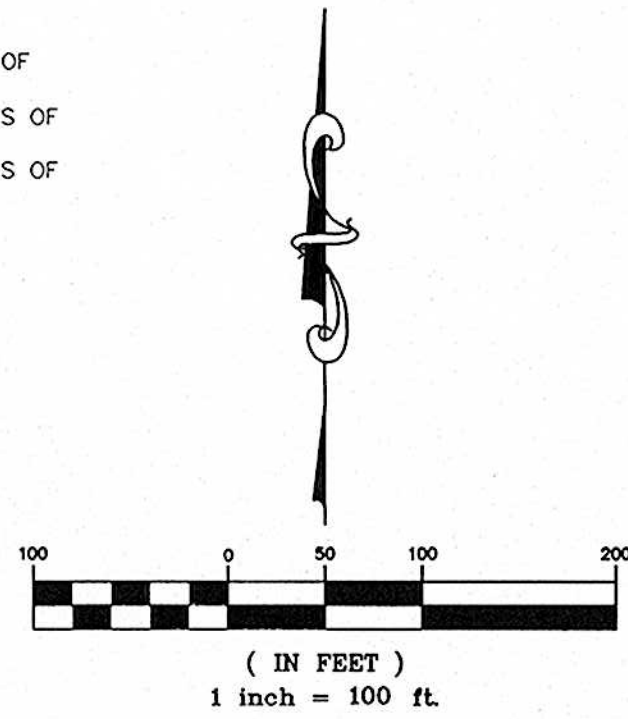
$L=13 \text{ (ISD)} / (13 + (W/2) + K) - 4 = 113 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K) = 180 \text{ FT.}$
 $\text{ISD}(1)=300 \text{ FT. } W=27 \text{ FT. } K_A=7 \text{ } K_D=2$
 $\text{ISD}(2)=625 \text{ FT.}$

LEGEND

INDICATES IRON
PINS SET OR FOUND
PROPOSED CONTOUR
ELECTRIC, GAS,
TELEPHONE, &
CABLE T.V.
DRAINAGE
SANITARY SEWER
EASEMENT
BUILDING SETBACK LINE
STREET CENTERLINE
DEED & PLAT RECORDS OF
BEXAR COUNTY, TX.
REAL PROPERTY RECORDS OF
BEXAR COUNTY, TX.
OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TX.
VOLUME
PAGE
DEED RECORDS
COUNTY BLOCK
NEW CITY BLOCK
BLOCK
NOT TO SCALE

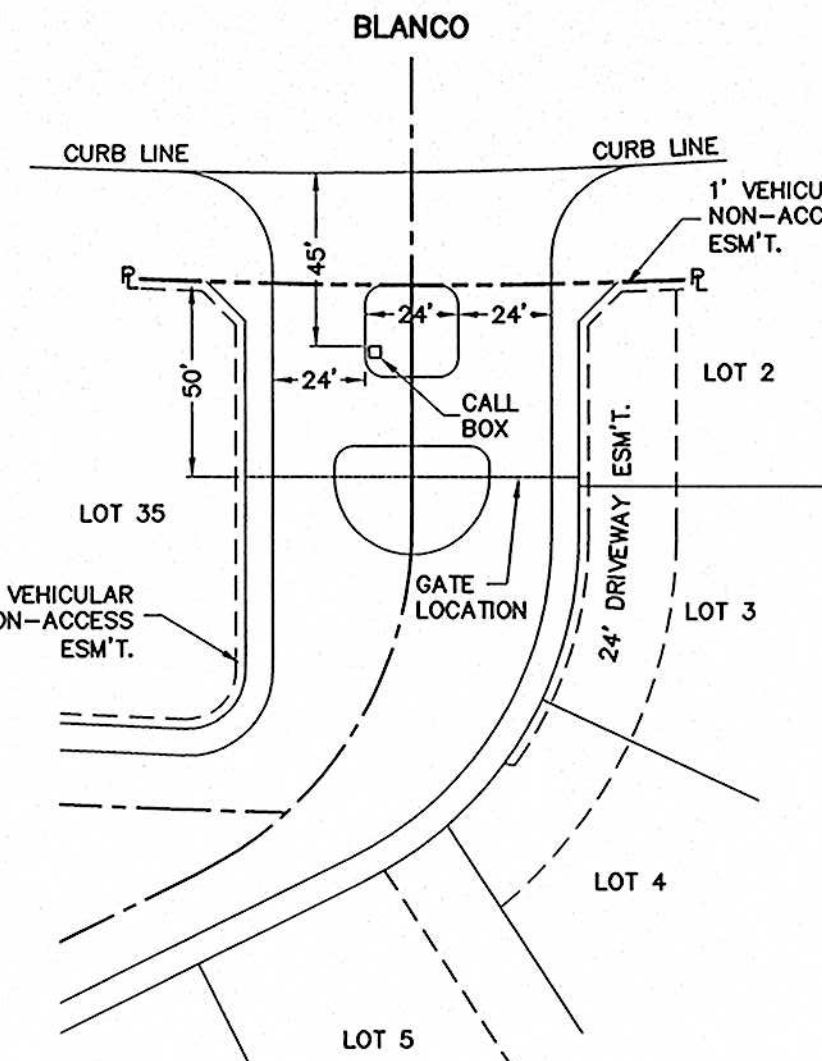
PUD NO. 06-029
PLAT NO. 060480

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
BLANCO CROSSING, UNIT III
SUBDIVISION



NOTES
1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
2. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING/CURB
LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE,
FENCE, OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT
THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3)
FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.

CLEAR VISION AREA
N.T.S.



NOTES:

- ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
- A ONE VEHICULAR NON-ACCESS EASEMENT WILL BE
REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS
THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE
PLAN AND/OR TxDOT REQUIREMENTS WILL BE ADDRESSED AT
THE TIME OF PLATTING
- SIDEWALKS IN PUBLIC ROW TO BE INSTALLED PER UDC ARTICLE 5,
DIVISION 2: 35-506 (Q)

SURVEY NOTES:

THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED
WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN
ANTONIO RRP" P.L.D. OF 4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED
TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES-SOUTH CENTER
ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999832,
ROTATION GRID TO PLAT IS +0°00'34".

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT
MAXIMUM DENSITY ALLOWED
PROPOSED DENSITY
MINIMUM REQUIRED PERCENTAGE
OF OPEN SPACE
TOTAL SPACE

1.310 ACRES STREET PAVEMENT/ISLANDS &
CONC. DRAINS
0.474 ACRES DRIVEWAYS (16'X30')
1.975 HOUSE SLABS (INCLUDES GARAGE)
(TYPICAL 2000 SF)
3.759 ACRES TOTAL

NET OPEN SPACE = 20.521 ACRES
OPEN SPACE RATIO = 85%

THIS P.U.D. IS PART OF THE GREYSTONE SUBDIVISION PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN 332

43 RESIDENTIAL UNITS
DEVELOPED ACREAGE 7.061 ACRES
UNDEVELOPED ACREAGE 17.219 ACRES

APPROXIMATE AREA SUMMARY

FLOOD PLAIN..... 10.708
DRAIN R.O.W..... 0.317
OPEN SPACE DEDICATION..... 6.511
SINGLE FAMILY..... 5.040
INTERIOR STREET DEDICATION..... 1.704

TOTAL: 24.280

LINE	LENGTH	BEARING
L1	34.88'	S87°38'01"E
L2	27.78'	S31°45'19"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	973.79'	1507.78'	901.00'	S89°42'45"E	504.83'	32°41'51"
C2	952.58'	1507.78'	937.99'	S40°10'38"E	504.72'	34°48'46"

BLANCO CROSSING, UNIT III P.U.D.

24.280 ACRE TRACT OF LAND OUT OF THE AUGUST REUSS SURVEY NO. 920, ABSTRACT NO.
868, C.B. 4941, N.C.B. 16334, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF A
379.273 ACRE TRACT DESCRIBED IN VOLUME 5226, PAGE 1990, O.P.R.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11650 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78250
P) 210.641.9999
F) 210.641.6440
Email: cec@cecotexas.com

OWNER & DEVELOPER

PREFERRED DEVELOPMENT PARTNERS, LTD.
CONTACT PERSON: NORMAN R. REITMEYER
P.O. BOX 4198
BERGHEIM, TX 78004
TEL: (210) 698-9719
FAX: (210) 698-2613

#06-029

THIS PLANNED UNIT DEVELOPMENT OF BLANCO CROSSING,
UNIT III HAS BEEN SUBMITTED AND APPROVED BY THE
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 27th DAY OF December, 2006

BY: CHAIRMAN

BY: SECRETARY

DESIGNED BY: TT
DRAWN BY: PAM
DATE: DECEMBER, 2006
JOB NO. E0277600

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11650 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78250
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Email: cec@cecotexas.com



THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY:
GEOFFREY T. TURNER
NO. 90383
ON Dec 5, 2006
DATE



REV	DATE	DESCRIPTION
1.	12/05	STREET CROSS SECTION UPDATED
2.	12/05	SIDEWALK NOTE (NOTE 4), ADDED TO PUD

PLANNED UNIT DEVELOPMENT (P.U.D.)
**BLANCO CROSSING
UNIT III**
SHEET NO.
PUD



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Ty Turner

DATE: December 27, 2006

Address: 11550 IH 10 West Suite 395
San Antonio, TX 78230

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-029

Name: Blanco Crossing Unit III, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)